

SUN RANCH OWNERS' ASSOCIATION

Resolution of the Board of Directors — Building and Improvement Review Policy and Procedure

RESOLUTION NO. 2026-09

Adopted: _____, 2026

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Sun Ranch (“CC&Rs”), Sections II(f), V, and VI, require that building plans, specifications, and plot plans be reviewed and approved in writing by the Cattlemen's Board prior to construction, and require Board approval of any material change in the existing state of a lot; and

WHEREAS, CC&Rs Section VI(g) provides that appointment of the Cattlemen's Board shall become the sole and exclusive responsibility of the Association once sixty (60) calendar months have elapsed from the Declarant's recording of a plat or survey map for any unit or division included in the Subdivision, a threshold that has long since passed, such that the Association's elected Board of Directors (the “Board”) now holds and exercises the authority and responsibilities assigned to the Cattlemen's Board under the CC&Rs; and

WHEREAS, the CC&Rs establish the criteria the Board must apply in reviewing such submissions but do not specify a response timeline, a reconsideration or appeal process, or a procedure for addressing work undertaken without approval; and

WHEREAS, the Association has no Architect Member as described in CC&Rs Section VI(b), and the Board therefore reviews and decides all submissions as a body by majority vote; and

WHEREAS, the Board has adopted a Board Decision Appeals Policy and Procedure (Resolution No. 2026-10) establishing a single, consistent appeals process for Board decisions across Association policies, and finds it appropriate for appeals under this Policy to follow that same process; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Sun Ranch Owners' Association hereby adopts the Building & Improvement Review Policy and Procedure, effective as of the date of adoption below; and

BE IT FURTHER RESOLVED, that the Building Approval Form attached to this Resolution is adopted as the required application for all submissions under the Policy, and replaces the Building Structure Approval Form previously posted on the Association’s website; and

BE IT FURTHER RESOLVED, that the appeal process in Section 7 of the Building and Improvement Review Policy and Procedure incorporates the Board Decision Appeals Policy and Procedure by reference, and shall be interpreted consistently with it; and

BE IT FURTHER RESOLVED, that this Resolution and the attached Policy and Procedure may be amended from time to time by subsequent resolution of the Board.

ADOPTED by the Board of Directors of Sun Ranch Owners' Association on the date first written above.

President, Sun Ranch Owners' Association — Date: _____

Secretary, Sun Ranch Owners' Association (Attest) — Date: _____